



GERALDEVE
A NEWMARK COMPANY

No. 1 Marsden Street
Manchester M2 1HW
Tel. +44 (0)161 259 0450
geraldve.com

Anna Hayes
Planning and Development
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

20 December 2024

Our ref: HSP/JGI/JFAR/U0019315

Your ref: 22/01410/FUL

Dear Anna,

Town and Country Planning Act 1990 (as amended)

Article 27, Town and Country Planning (Development Management Procedure) (England) Order 2015

Application to Discharge Planning Condition pursuant to Planning Application 22/01410/FUL

Gerald Eve LLP ("Gerald Eve") is instructed to submit an application on behalf of its client, Trammell Crow Company Logistics (Heywood) Limited ("the Applicant" or "TCC") to discharge planning conditions associated with planning application 22/01410/FUL at the Former Department of Work and Pensions Dcs Distribution Centre, Manchester Road, Heywood OL10 2PZ ("the site").

The description of this application can be summarised as:

"Application to discharge planning conditions 03 (AIA), 04 (Landscape Masterplan), 05 (Water Mains) and 06 (Contamination) pursuant to reference: 22/01410/FUL."

This application has been submitted electronically via the Planning Portal (Reference: PP-13644431) and the requisite planning application fee has been paid in full.

Condition 03 – AIA

Condition 03 states:

"The development hereby permitted shall not commence until a revised Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) produced in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition and Construction (or equivalent British Standard if replaced) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved AIA, TPP and AMS."

In order to discharge condition 03, the following reports have been prepared by Amenity Tree and are submitted with this application:

- Arboricultural Impact Assessment (AIA) including Tree Protection Plan (ref: 12363 V2)
- Arboricultural Method Statement (AMS) (ref: 12363 V2)

Condition 04 – Landscape Masterplan

Condition 04 states:

“The development hereby permitted shall not commence until revised versions of the Landscape Masterplan ref. 101 Rev.R, and Planting Plans ref. 201 Rev.I (Nos. 1-8) have been submitted to and approved in writing by the Local Planning Authority. The revisions shall be limited to any minor corrections required to ensure consistency with the revised arboricultural information approved under Condition (3) and details of the wall required to enable retention of T190 and T191. The development shall then be carried out in accordance with the revised plans as approved.”

In order to discharge condition 04, the following plans have been prepared by TPM and are submitted with this application:

- Landscape Masterplan (ref: 4146 101U)
- Planting Plans 1 to 8 (refs: 4146 201M to 208M)

Condition 05 – Water Mains

Condition 05 states:

“The development hereby permitted shall not commence within the part of the site through which the water main runs until details of measures to secure its long terms protection from damage have been submitted to and approved in writing by the Local Planning Authority. The development within that part of the site shall proceed once the approved measures have been implemented.”

With the exception of the existing point of connection in Manchester Road and the existing spur to the boundary of the site (shown on drawing 6217 UX-EE-00-6 rev 5), all existing water services within the boundary of the site will be disconnected and abandoned by United Utilities.

UU have provided a budget quote for the water mains abandonment, and this has been submitted with the application. Given the above there are no parts of the site through which the water main runs and on that basis, confirmed by the UU correspondence, the condition can be discharged.

Condition 06 - Contamination

Condition 06 states:

“With the exception of demolition and site clearance works, the development hereby permitted shall not commence until an assessment of the risks posed by contamination has been carried out in accordance with BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model

Procedures if replaced), has been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, no development shall take place until:

- i) a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority;*
- ii) the site has been remediated in accordance with the approved measures and timescale; and*
- iii) a verification report has been submitted to and approved in writing by the local planning authority.”*

At this stage we are seeking to partially discharge this condition relating to the land not covered by buildings. Once the buildings have been demolished, in accordance with the submitted watching brief, an assessment of any contamination will be undertaken. If no contamination is found the condition can be discharged in full. If contamination is found under the buildings, then steps i) to iii) would need to be followed.

Summary

We seek to discharge planning conditions 03 (AIA), 04 (Landscape Masterplan), 05 (Water Mains) and partially discharge 06 (Contamination) pursuant to reference: 22/01410/FUL.

A payment has been made to the planning portal in the amount of £145, this being the requisite statutory application fee in this instance.

Yours sincerely



Harry Spawton
Partner

HSpawton@geraldeva.com
Tel. +44 161 259 0457
Mobile. +44 755 774 2362

